

22.44.133 Santa Monica Mountains North Area Community Standards District. A. Intent and Purpose. The Santa Monica Mountains North Area Community Standards District is established to implement the goals and policies of the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

B. District Boundary. The boundaries of the district are as shown on the map following this section.

C. Definitions.

— “Bed and breakfast establishment” means a single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.

— “Gross structural area” (GSA) means the allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

D. Community-wide Development Standards.

1. Coastal Zone Boundary. When parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the Malibu Land Use Plan, and the use of that portion outside the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan.

2. Exterior Lighting. Exterior lighting shall be low intensity, directional and/or screened to prevent glare or direct off-site illumination. Street lighting shall be permitted only where required by the department of public works or Caltrans for public safety.

3. Signs. Outdoor advertising signs shall be prohibited.

4. Grading.

a. No grading permit shall be issued for development associated with a land division prior to the recordation of the final map, except as specifically authorized by the conditions of an approved tentative map.

b. A conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the county fire department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. In addition to the requirements of Subsection A of Section 22.56.090, findings shall be made that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project, such as, but not limited to, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street traveled by the public. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of visual quality and community character through design

features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally indigenous vegetation for concealment of the project. A list of locally indigenous vegetation appropriate for this Community Standards District shall be maintained by the director.

c. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.

d. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

5. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this Community Standards District, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained in the offices of the county department of regional planning, which is adopted by reference as part of this ordinance, and on the map and corresponding appendix following this Section.

b. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, wind energy conversion systems, and amateur radio antennas.

c. Where structures on a lot or parcel of land cannot meet the standards prescribed by subsection D.5.b, above, a variance as provided in Part 2 of Chapter 22.56 shall be required. In addition to the required findings set forth in Subsection A of Section 22.56.330, findings shall be made that: (1) alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and (2) the proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in subsection D.4.b.

6. Schools. A conditional use permit shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

E. Zone-specific Development Standards.

1. Zones A-1 and A-2 (Agricultural Zones) — Uses subject to permits. Property in Zones A-1 and A-2 may be used for the following use, in addition to the uses specified in subsection A of Section 22.24.100 for property in

Zone A-1 and specified in subsection A of Section 22.24.150 for property in Zone A-2, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be conditions of each grant, unless otherwise modified by the hearing officer:

a. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

b. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;

c. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;

d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;

e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;

f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and

g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

2. Zones C-1, C-2, C-3, C-M, and CPD (Commercial Zones).

a. Uses Subject to Permits. Where property in Zone C-1, C-2, C-3, C-M, or CPD is not located in the commercial land use category of the Santa Monica Mountains North Area Plan, a conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any commercial use otherwise permitted in the basic zone. In addition to the findings required by subsection A of Section 22.56.090, the hearing officer shall find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. Notwithstanding the above, no conditional use permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code), unless such new use is subject to permit in the basic zone.

b. Maximum Allowable Floor Area Ratio. The floor area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.5. Cellar floor

space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

c. Zone C-2 — Uses Subject to Permits. In addition to the uses specified in Section 22.28.160, property in Zone C-2 may be used for the following use, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Amphitheaters, containing fewer than 100 seats.

d. Zones C-3 and CPD. A building or structure in Zone C-3 or CPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

3. Zones M-1, M-2, and MPD (Industrial Zones).

a. A conditional use permit as provided in Part 1 of Chapter 22.56, shall be required for all industrial uses, as follows:

i. In Zone M-1: In addition to the uses specified in subsection A of Section 22.28.260, any industrial use permitted in subsection B of Sections 22.28.230 and 22.32.040, subject to the same limitations and conditions provided therein.

ii. In Zone M-2: In addition to the uses specified in subsection A of Section 22.32.190, any industrial use permitted in Section 22.32.160, subject to the same limitations and conditions provided therein.

b. In addition to the findings required by subsection A of Section 22.56.090, the hearing officer shall find that any proposed industrial use in Zone M-1, M-2, or MPD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.

c. A building or structure in Zone M-1, M-2, or MPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

d. The maximum allowable floor area ratio (FAR) provided in subsection E.2.b shall apply to all properties in Zones M-1, M-2, and MPD.

4. Zone O-S — Uses subject to director's review and approval. In addition to the uses specified in subsection B of Section 22.40.420, property in Zone O-S may be used for the following use if site plans therefor are first submitted to and approved by the director as provided in subsection A of Section 22.40.420:

— Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.

5. Zone R-R.

a. Uses Subject to Director's Review and Approval.

i. In addition to the uses specified in Section 22.40.210, property in Zone R-R may be used for the following use if site plans therefor are first submitted to and approved by the director:

— Residences, single-family.

ii. In addition to the procedures described in Part 12 of Chapter 22.56, an application for director's review of a single-family residence shall be subject to the following provisions:

(A) The application shall contain the information required by subsection A.10.c of Section 22.56.030.

(B) The director shall cause notice of the application to be mailed by first-class mail, postage prepaid, to the applicant and to all persons whose names and addresses appear on the verified list of property owners required to be submitted by the applicant. The notice shall indicate that any individual opposed to the granting of the application may express such opposition by written protest to the director within 15 days after receipt of the notice.

(C) The director shall approve an application for a director's review where no more than one protest to the granting of the application from persons owning or occupying property within 500 feet of the subject property are received within the specified protest period and where the principles and standards of Section 22.56.1690 have been met. Protests received from both the owner and the occupant of the same property or from more than one owner and/or occupant of the same property shall be considered to be one protest for purposes of this section.

(D) If the application is denied, the director shall so inform the applicant, in writing, and such notice shall also inform the applicant that the zoning ordinance permits the filing of an application for a conditional use permit to authorize the proposed use. If such application is filed within 30 days after the director's denial, the additional fee required for the filing of such application shall be the difference between the fee(s) initially paid and the fee required for a conditional use permit, the amount of which shall be stated in the notice.

b. Uses Subject to Permits.

i. In addition to the uses specified in Section 22.40.220, property in Zone R-R may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character, subject to the development standards contained in subsection E.1.

— Residences, single-family, except as otherwise provided in subsection E.5.a.

ii. In addition to the findings required by subsection A of Section 22.56.090, the hearing officer shall find that such proposed bed and breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.

c. A building or structure in Zone R-R shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

d. For properties in Zone R-R located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

6. Modification of Development Standards. Any modification of the development standards contained in this subsection E shall be considered through the conditional use permit procedure contained in Part 1 of Chapter 22.56.

F. Area-Specific Development Standards.

1. Antiquated Subdivision Area.

a. Intent and Purpose. The antiquated subdivision area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.

b. Area Boundary. "Antiquated subdivision area" includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the area are as shown on the map following this section.

c. Development Standards. The exemption provided in subsection C.3 of Section 22.56.215 shall not apply to the construction of a single-family residence on any lot or parcel of land within the antiquated subdivision area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and a conditional use permit is required for such use.

2. Topanga Canyon Area.

a. Intent and Purpose. The Topanga Canyon area is established to implement certain policies related to small lot subdivision development contained in the Santa Monica Mountains North Area Plan. The area-specific development standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area.

b. Area Boundary. The boundaries of the area are as shown on the map following this section.

c. Definition. For the purposes of subsection F2, "small lot subdivision" includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5,

Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the coastal zone boundary. Lots created by a parcel map are exempt from these provisions.

d. Development Standards. The construction of residential units on a lot or parcel of land of less than one acre within a small lot subdivision shall be subject to the following development standards:

i. For the construction of residential units on a lot or parcel of land of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot or parcel. Construction of residential units on a lot or parcel of land of less than 5,000 square feet shall be subject to the following slope intensity formula:

(A) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\text{GSA} = (A/5) \times [(50-S)/35] + 500$$

Where: A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where: S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

(B) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

(C) The maximum allowable GSA as calculated above may be increased as follows:

(1) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site, and all potential for residential development on such lot(s) is permanently extinguished.

(2) Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.

(D) The floor area requirement for single-family residences contained in Section 22.20.105 shall not apply.

(E) All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the director.

ii. The provisions of Sections 22.48.060, 22.48.080, and 22.48.140 shall not apply.

iii. Procedural Requirements.

(A) Any building or grading permit shall be subject to the director's review procedure contained in Part 12 of Chapter 22.56, except that the director shall not consider requests for modification.

(B) Any modifications of development standards shall be considered only through the variance procedures contained in Part 2 of Chapter 22.56.

3. Malibou Lake Area.

a. Intent and Purpose. The Malibou Lake area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.

b. Area Boundary. The boundaries of the area are as shown on the map following this section.

c. Development Standards. If site plans therefor are first submitted to and approved by the director, property may be used for single-family residences and accessory uses, subject to the following development standards:

i. Off-street Parking. Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:

(A) At least two covered, standard-size automobile parking spaces; and

(B) At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.

ii. Street Access.

(A) A minimum 20 feet of paved roadway width to Craggs Drive shall be provided to the property and constructed to the satisfaction of the department of public works, or to a lesser width as determined by the forester and fire warden.

(B) All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the department of public works.

iii. Fire Sprinklers. An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the forester and fire warden.

iv. Lot Coverage. Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.

v. Yards and Setbacks. The provisions of Sections 22.48.060 through 22.48.110, 22.48.120 through 22.48.150, and 22.48.180 shall not apply to new construction.

d. Application of development standards. The development standards contained in subsection F.3.c, concerning off-street parking, street access, fire sprinklers, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in subsection C. "GSA" means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.

e. The forester and fire warden shall investigate each application for a site plan review and submit written comments and recommendations thereon to the director.

f. Modification of development standards.

i. Any modification of the development standards contained in subsection F.3.c, concerning parking, street access, fire sprinklers, and lot coverage, shall be considered for residences through the conditional use permit procedure contained in Part 1 of Chapter 22.56 and shall be further subject to the provisions set forth below:

(A) The forester and fire warden shall investigate each application for a conditional use permit and submit written comments and recommendations thereon to the hearing officer.

(B) Notwithstanding the requirements of Sections 22.56.040 and 22.56.090, if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou Lake area, the applicant may ordinarily meet the burden of proof required for a conditional use permit. The lots need not be contiguous.

(C) In making a determination upon an application for a conditional use permit pursuant to this subsection, the hearing officer shall find, in addition to the requirements of Section 22.56.090, that:

(1) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;

(2) The modification will not create an adverse safety impact in the surrounding community;

(3) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and

(4) The modification will not adversely affect or be in conflict with the general plan, including the Santa Monica Mountains North Area Plan.

ii. The director may grant a modification to yard or setback regulations required by this Title 22. The forester and fire warden shall investigate each application for a yard modification and submit written comments and recommendations thereon to the director.

(A) Any person desiring a modification to yard or setback regulations may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto on an application requesting the same, or substantially the same modification.

(B) An application for a yard modification shall contain the information required by Section 22.56.030 and shall be accompanied by the filing fee as required in Section 22.60.100.

(C) In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the director or commission that the findings specified in subsection F.3.f.i can be made.

(D) The director shall provide notice of the applicant's request at the location specified, which notice shall also indicate that any individual opposed to the granting of such modification may express such opposition by written protest to the director within 15 days after receipt of such notice. Such notice shall be forwarded by first-class mail, postage prepaid to:

(1) All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property adjacent to the exterior boundaries of the property in question;

(2) "Occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection (1) above is different from the address of such adjacent property; and

(3) Such other persons whose property might in the director's judgment be affected by such modification.

(E) The director shall approve a modification where no protest to the granting of such application is received within the specified protest period and the applicant has met the burden of proof set forth in subsection 3.f.i. The director shall deny an application in all cases where the information received from the applicant or the forester and fire warden fails to substantiate the burden of proof set forth in this section to the satisfaction of the director.

(F) In all cases where a written protest has been received, a public hearing shall be scheduled relative to the application before the hearing officer. All procedures required for a conditional use permit application relative to notification, public hearing, and appeal shall be utilized. Following a public hearing, the hearing officer shall approve or deny the proposed modification based on the findings required by subsection 3.f.i for approval by the director.

(G) Where a requested modification is approved, such conditions may be imposed as are deemed necessary to ensure that the modification will be in accord with the findings required for approval.

(H) Any person dissatisfied with the action of the director may file an appeal of such action with the commission. Upon receiving a notice of appeal, the commission shall take one of the following actions:

(1) Affirm the action of the director;
(2) Refer the matter back to the director for further review with or without instructions; or

(3) Set the matter for public hearing before itself. In such case, the commission's decisions may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter.

(I) The decision of:

(1) The director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the commission within such 15 days following notification; or

(2) The commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the executive officer-clerk of the board of supervisors pursuant to Part 5 of Chapter 22.60.

(J) A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except that the director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

g. Accessory Uses. The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.20.080:

- i. Detached living quarters on the same lot or parcel of land as the primary residence, for the use of guests and servants;
- ii. Attached living quarters for the use of servants;
- iii. Rooms for rent in residences.

G. Applicability.

1. The provisions of subsections D.4.b, D.4.c, D.4.d, and D.5 shall not apply to a new development project where, as of the effective date of the ordinance adding those subsections, any of the following has occurred related to such project:

a. A complete application has been submitted for any subdivision, permit, variance or site plan review;

b. At least one public hearing session has been conducted on any application described in subsection a, above; or

c. A final approval has previously been granted for any application described in subsection a, above, provided that the building location and anticipated grading for the project are clearly depicted on the approved project plans and the project is developed in accordance with those plans.

For purposes of this subsection G.1, a complete application shall be defined as an application that the director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.

2. Notwithstanding the provisions of subsection D.5, a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure(s) which, as of the effective date of the ordinance adding that subsection, was legally established, provided such repaired or replaced residence or accessory structure(s) is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure(s) may be enlarged cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure(s) was damaged or destroyed. A different location for the residence or accessory structure(s) may be approved by the director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards, and also shows that such other location will not result in damage to significant biological resources.

3. A legally established residence or accessory structure(s) existing as of the effective date of the ordinance adding subsection D.5 that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the director prior to the commencement of any construction activity.

4. Any amount of legal grading that has occurred on a lot or parcel of land, or in connection with a project, prior to the effective date of the ordinance adding subsections D.4.b and D.4.c, shall not be counted toward the grading thresholds set forth in those subsections. Proof that such grading was legal shall be demonstrated to the director prior to the commencement of any construction activity. Any grading on a lot or parcel of land, or in connection with

a project or any subsequent project, which is undertaken at any time after the effective date of the ordinance adding subsections D.4.b and D.4.c, other than grading completed for a project described in subsection G.1, above, shall be counted cumulatively toward the grading thresholds set forth in those subsections. (Ord. 2004-0072 § 1, 2004: Ord. 2002-0063 § 4, 2002)

APPENDIX FOR SECTION 22.44.133

SANTA MONICA MOUNTAINS NORTH AREA COMMUNITY STANDARDS DISTRICT

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Santa Monica Mountains North Area Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in the Santa Monica Mountains North Area make this a common condition.
- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as when looking west from Topanga Canyon Boulevard over Henry Ridge to Saddle Peak, and from Mulholland Highway looking east toward Cornell and Malibu Lake. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places, which are considered points of interest in the Santa Monica Mountains North Area. These landmarks include Paramount Ranch, Peter Strauss Ranch, and Malibu Lake.
- Uniqueness and character of a specific location: Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty, such as Ladyface Mountain and Saddle Rock. Ridges that frame Malibu Canyon-Las Virgenes Road – a state-designated county scenic highway – Mulholland Highway, Kanan Road, Topanga Canyon Boulevard, and other scenic routes are also included.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in the Santa Monica Mountains North Area. Community boundaries and gateways include the surrounding ridges that

provide a skyline and boundary to the rural communities found in the North Area. Examples include the ridges viewed from the Ventura Freeway traveling west from Calabasas, and the ridges along Triunfo and Lobo Canyons.